



TO LET
MODERN OFFICE SUITE

ORCHARD HOUSE, CANTERBURY

ORCHARD HOUSE, ORCHARD STREET, CANTERBURY, KENT, CT2 8AJ

Modern Open Plan Office Suite

TO LET

276.5 m² (2,976 sq ft)

- Central Heating
- Passenger Lift
- Allocated Car Parking
- Excellent Natural Light
- Walking Distance of Canterbury West Train Station

Viewings strictly by appointment via sole agents:

William Hinckley or
Will Giles
01227 763663

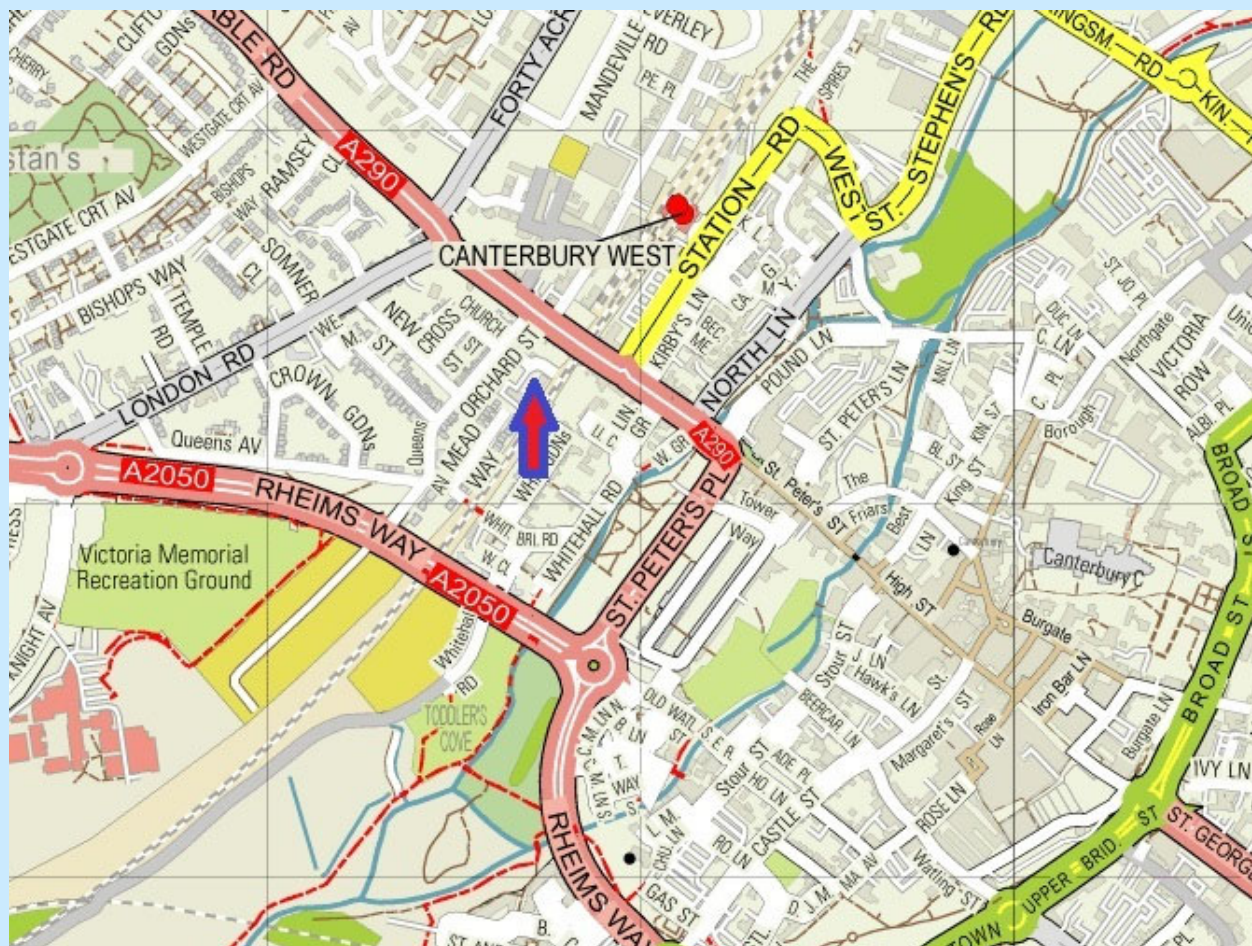


LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

Orchard House is situated on the south side of Orchard Street, just off St Dunstan's Street and to the west of Canterbury City Centre. It is within walking distance of the High Street and Canterbury West Station.



DESCRIPTION

Orchard House is a modern office building arranged on ground and first floors within an attractive gated courtyard complex.

The available suite is situated on the first floor accessed via a communal entrance lobby with a passenger lift and communal accessible WCs.

The suite is available refurbished to a good modern standard, providing modern open plan space having the following features:

- Central Heating
- Suspended Ceilings with integral LED lights
- Perimeter Trunking
- Secondary Glazing
- Entry Phone System
- Kitchen and toilet facilities within each suite

ACCOMMODATION

The property has the following approximate floor areas (NIA);

Floor	Accommodation	m ²	sq ft	Car Spaces
First	Suite 2	276.5	2,976	10

CAR PARKING

Further car parking spaces are available by separate negotiations, further details are available from the agents.

TERMS

The suite is available to let on a new effective full repairing and insuring lease for a term to be agreed.



RENT

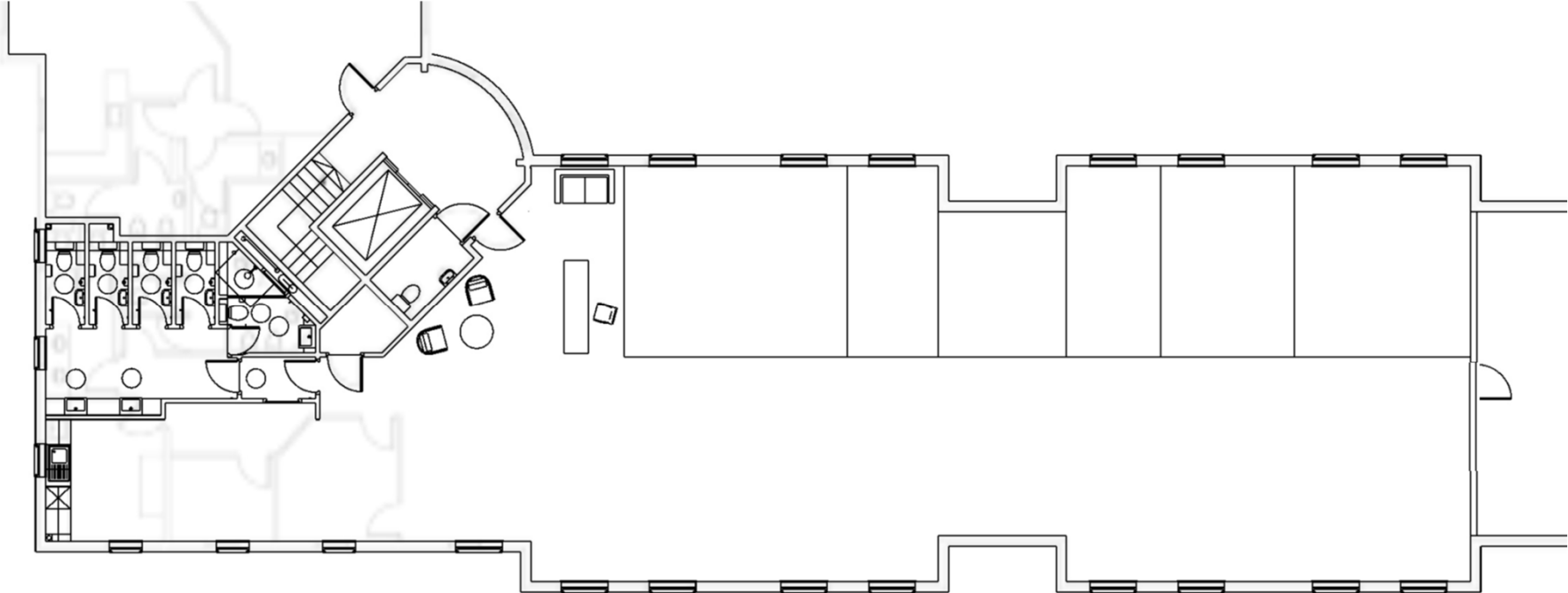
Our client is seeking the following rent, which is exclusive of service charge, utilities, rates and VAT (if applicable).

Floor	Accommodation	Rent £ pa
First	Suite 2	£60,000

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

FLOOR PLANS



*** Indicative Photos. Plan Not to scale**

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) of the suite being:

Floor	Accommodation	Rateable Value
First	Suite 2	£41,000

The current UBR is 43.2p. Further details are available from the agent or the VQA website.

SERVICE CHARGE

The tenant will be required to pay a service charge as a contribution towards the cost of maintenance and repair of the building and communal areas. Further details are available from the agents.

EPC

The property has a current EPC Rating within Band C (58).

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents.

BTF

William Hinckley
Will Giles
01227 763663



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.